

FOR SALE

AMV: €195,000

File No. d826.CWM



2 Laurel Court, Clonard Road, Wexford. Y35V6T3

- Central Wexford town location 15-minute walk to town centre, near Wexford GAA Park, Clonard Church and Lidl.
- A mid-terrace, 2-bedrooms, 1-bathroom home built in 1999. There is parking and an enclosed private courtyard to the rear.
- Close to bus and train services, shopping, dining, and other in-town conveniences; suitable for various types of buyers.
- Accommodation comprises of an entrance hall, open plan sitting/dining room with open fire, kitchen, under staircase storage space, upstairs two bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

2 Laurel Court, Clonard Road, Wexford. Y35V6T3

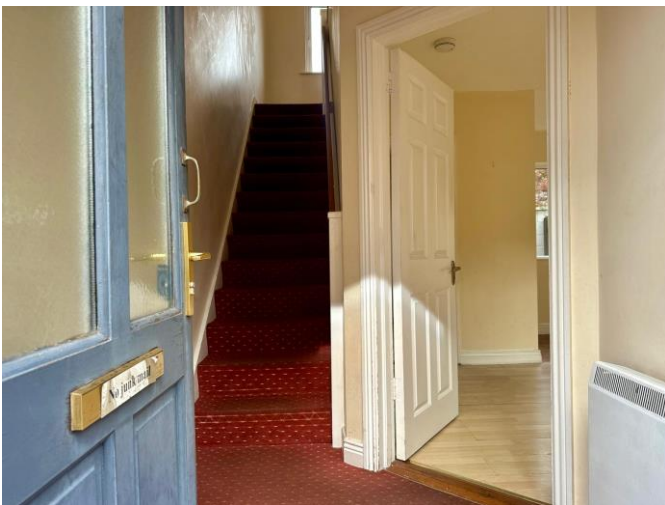
Superbly located 2-bedroom, 1-bathroom mid-terrace residence occupying a central position in Wexford town.

Situated within the neat residential development of only six homes, this property is positioned only 15-minutes' walk from Wexford town centre, adjacent to Wexford GAA Park, Clonard Church, and ten minutes' walk to Lidl. There is communal parking to the front and a small, enclosed courtyard to the rear.

The property was built in 1999 and offers spacious accommodation including an entrance hall, open plan sitting / dining room, kitchen and upstairs two bedrooms and a family bathroom.

Nearby amenities include bus and train services both local and national, all imaginable amenities, shopping, and dining options a short walk away. This property represents an excellent opportunity to acquire a residence in a highly sought-after area, making it an ideal starter home, investment, or retirement residence. Viewing is highly recommended.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway	1.91m x 1.69m	Carpeted flooring. Door leading to:
Open Plan Sitting / Dining Room	3.88m (max) x 5.22m	Part timber laminate floor, part lino floor, dual aspect windows including window overlooking front cobble lock walkway and window overlooking enclosed rear garden. Feature open fireplace with solid timber mantle piece.
Kitchen	2.50m (max) x 2.53m (max)	Tiled flooring, electric oven with extractor overhead, undercounter Whirlpool fridge, fitted kitchen with floor and eye level cabinets, worktop space, stainless steel sink & drainer with tiled splashback and Indesit washing machine. Door leading to rear garden. (5.18m x 2.90m max)
Understairs Storage Press	1.49m x 0.89m	Lino flooring.
<i>Timber carpeted staircase leading to the first floor</i>		
Spacious Landing	4.00m (max) x 2.03m	Carpet flooring, electric heaters, hotpress with immersion tank and ample shelving.
Bedroom 1	3.34m x 2.41m	Carpet flooring.
Bedroom 2	2.38m x 2.05m	Carpet flooring.

Total Floor Area: c. 61 sq.m. / 656 sq.ft.





Outside

- Communal Parking
- West facing rear courtyard
- Shared courtyard garden
- Footpath to Main Street

Features

- Town centre location
- Built in 1999
- Mid-Terrace
- 2-bedrooms, 1-bathroom
- Extending to c. 61 sq.m.

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: Eircode Y35V6T3

Services

- Mains Water
- Mains Drainage
- Electric Heating
- Open Fire
- Siro Broadband

Building Energy Rating (BER): D1

BER No.: 115517070

Energy Performance Indicator: 249.14 kWh/m²/yr



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Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141